

**LAND AT LEIGH FARM WIMBORNE**

**THE CHRISTCHURCH & EAST DORSET CORE STRATEGY**

1. I am Christopher David Undery. I am a Fellow of the Royal Institution of Chartered Surveyors and a Fellow of the Institute of Revenues Rating & Valuation. I have lived and practised in the Wimborne area for some 48 years. I am instructed to make representations on behalf of the owner of Leigh Farm, Miss J. B. Coombes requesting that this land be allocated to contribute towards the housing requirements for Wimborne Town.
2. I annex to these representations a plan on which I have shown my client's ownership at Leigh Farm edged in red. The land is in two parcels lying to the north and south of the former railway line. The northern parcel extends to some 6.6 hectares or 16.¼ acres whilst the southern parcel is just under 1 hectare in extent or 2.¼ acres.
3. The land is enclosed on all sides by existing housing development off Leigh Road to the south, Beaucroft Lane to the East and the development formerly known as Highland Park to the west. When this latter development took place in the early 1980's road access was provided to enable the development of Leigh Farm by way of Birchdale Road and Hornbeam Way in a similar manner to the development of Cuthbury Allotments. These potential access points were of course approved by the Planning Authority at the time when permission was given for these areas to be developed for housing purposes.
4. In terms of proximity to amenities, Leigh Farm is only 1 km. east of Wimborne Square, adjacent to bus services and within easy reach of sports facilities and open spaces, all of which are within a short level walk.
5. Land at Leigh Farm is steeply sloping and comprises poor quality rough grazing largely unsuitable for cultivation. Importantly it is virtually unseen from outside the ownership and from public highways.
6. This may be contrasted with the proposed large scale development on either side of the B3078 Cranborne Road. This land is good quality farm land and is of high visual amenity. Leigh Farm is located closer to the sewage disposal facilities serving Wimborne Town which similarly is an advantage against the land off Cranborne Road.
7. Development of the land on either side of the Cranborne Road will have a dramatic impact on the visual appearance and character of Wimborne Town particularly on its principal approach from the north. This cannot be said of Leigh Farm.

8. Like all major development sites in the proposed Core Strategy, Leigh Farm is currently allocated to Green Belt. Its development for housing would thus be no different from other parcels in the proposed Core Strategy.
9. It is desired to avoid the coalescence of Wimborne Town with Colehill, but as may be seen from the map which I attach, Leigh Farm could be developed without eroding the separation of the two settlements in any way.
10. I therefore respectfully ask that the Inspector, in her recommendations following the Hearing should request that Leigh Farm be allocated towards the housing provision requirements for Wimborne.

**Christopher D. Undery. F.R.I.C.S., I.R.R V. (Hons.)**

**August 2013**

# LEIGH FARM

## WIMBORNE

## TOWN

### LEIGH FARM

## GREEN

## BELT

## COLEHILL

